



APPROVED

**PLANNING COMMISSION
CITY OF SCOTTSDALE
CITY HALL KIVA
3939 NORTH DRINKWATER BOULEVARD
SCOTTSDALE, ARIZONA
JUNE 14, 2006**

STUDY SESSION MINUTES

PRESENT: Steve Steinberg, Chairman
James Heitel, Vice-Chairman
David Barnett, Commissioner (arrived 4:05)
Jeffrey Schwartz, Commissioner
Steven Steinke, Commissioner
Eric Hess, Commissioner
Kevin O'Neill, Commissioner

STAFF PRESENT: Lusia Galav
Frank Gray
Kim Chapin
Tim Curtis
Sherry Scott
Greg Williams

1. **CALL TO ORDER**

The study session of the Scottsdale Planning Commission was called to order by Chairman Steinberg at 4:02 p.m.

2. **ADMINISTRATIVE REPORT - LUSIA GALAV**

Ms. Galav stated that a discussion regarding whether or not to reintroduce the criteria for major and minor General Plan amendments to the City Council would be agendized for either the June 28 or July 12 meeting. She noted that the April 5 and April 19 City Council minutes indicated that at that time the City Council decided not to consider a review of major and minor amendments.

In response to a concern by Commissioner Schwartz regarding expediting a change in the process, Ms. Scott explained that the zoning administrator stated

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that a change to the criteria set forth in the General Plan about what would constitute a major General Plan amendment versus a minor General Plan amendment would itself be a major General Plan amendment.

Commissioner Schwartz challenged staff to find out what other communities have done on the issue and what other grounds could be used to appeal the zoning administrator's findings on the issue, in order to move through the process in an expeditious manner. Ms. Scott opined that the subject should be discussed with the zoning administrator.

Commissioner Steinke suggested that in the process of streamlining the process, research be done in order to more clearly understand why City Council chose not to take action. If the issue is important, the importance needs to be articulated.

Commissioner Schwartz recalled City Council members commenting that if an item were important to the Planning Commission they should have come to the meeting. He opined that if the Commission passes an item that means it is important.

Ms. Galav noted that the City Council minutes would be included in the meeting packet to be discussed at study session.

Ms. Galav noted that the temporary fencing issue Commissioner Barnett had been interested in would be ready for initiation at the July 12 meeting. It would be brought forward for an amendment to the zoning code in September or October.

In response to a question by Commissioner Barnett about the length of time it takes to bring forward an initiation for a tarp on a chain link fence, Ms. Galav explained that it is a change to the zoning ordinance document itself.

A discussion ensued about streamlining and prioritizing the process. Commissioner Schwartz expressed concern about the numerous construction sites currently utilizing chain link fences. Commissioner O'Neill suggested that in the interim a request could be made to developers to put a tarp on their fences.

Commissioner Hess referenced the minutes of the May 24 study session and inquired about when the item regarding the distance between private and charter schools and the item regarding conditional use permits would be returning to the Planning Commission. He opined that a format should be developed in which items put back in the system are put on a specific time table so that they are not lost in the system.

3. **REVIEW OF JUNE 14, 2006 AGENDA**

CONTINUANCES

2. 14-GP-2005 McCormick Ranch Condos

3. 22-ZN-2005 McCormick Ranch Condos

Ms. Galav noted that both items 14-GP-2005 and 22-ZN-2005 were being continued at the request of staff.

4. 10-UP-2006 Gateway Access Area/Desert Discovery Center

Ms. Galav noted that the item was being continued at the request of the CPM project manager.

Commissioner Schwartz requested that in the future the name of the managing entity for cases be included in addition to the contact person, in order for the Commission to know who the developers are.

EXPEDITED AGENDA

5. 12-UP-2006 Ducati Scottsdale

Ms. Galav noted that this was a request for a conditional use permit for motorcycle sales and repairs.

6. 4-AB-2006 Rutherford Abandonment

Ms. Galav stated that the item was a GLO abandonment.

7. 6-UP-2006 Kim Courtney's Swimstations

Ms. Galav noted that an amended staff report and an amended stipulation related to access was being distributed to the Commission.

Commissioner Hess requested that this item be moved to the regular agenda.

8. 9-AB-2006 132nd St & Rio Verde

Ms. Galav noted that the item was continued from the last meeting. A stipulation was agreed upon with transportation.

9. 9-UP-2006 Scott Toyota

Ms. Galav noted that the item was an amendment to an existing conditional use permit for an addition to a dealership.

In response to an inquiry by Commissioner Barnett regarding lighting on the top floor, Ms. Chapin explained that a seven-foot screen wall and curfew lighting would be stipulated.

Commissioner Barnett inquired whether a consolidated place for dropping and loading cars could be designated for the area, as opposed to each individual dealership. Ms. Chapin noted that a stipulation was included restricting rear deliveries to the same hours that repairs would be allowed. The rear lane is not wide enough for the large semi delivery trucks to use at this time. A proposal has been made to change the configuration which would allow delivery trucks. Outside of business hours they could use the front of the site.

Commissioner Barnett noted concern regarding the delivery practices of potential future owners of the property impacting the neighborhood. Ms. Chapin confirmed that neighbors accept the use as it is today.

10. 54-ZN-1989#9 DC Ranch

Ms. Galav noted the item was for minor changes and to clean up language for amended development standards for DC Ranch.

Mr. Curtis explained that they were looking for more development flexibility while maintaining existing protection measures to the surrounding community. In response to a question by Commissioner Steinke, he clarified that the current standard in the I-1 building district is a maximum building height of 36 feet with a 50-foot setback from roadways. The setback from the residential district is 30 feet. If those setbacks are met, buildings could be 36 feet high.

REGULAR AGENDA

11. 5-UP-2006 Salty Senorita

Ms. Galav noted that all of the significant issues with the case had been resolved, and if the Commission wished the case could be moved to the expedited agenda.

Vice-Chairman Heitel stated that he would like to keep the item on the regular agenda. He requested that staff review the history of the bar districts in the Scottsdale area during their presentation.

NON-ACTION ITEM

12. Revitalization - McDowell Road Corridor

Ms. Galav noted that Mr. Gawf would be giving a presentation.

13. Discussion on New Residential in South Scottsdale

Ms. Galav noted that Commissioner Schwartz requested some general discussions regarding residential in South Scottsdale.

Commissioner Schwartz opined that the discussion could be combined with Mr. Gawf's presentation on the McDowell Road Corridor, because both topics had to do with the revitalization of the area.

4. **REVIEW OF JUNE 28, 2006 TENTATIVE AGENDA**

15-AB-2004

Biel Property

Ms. Galav noted that the Planning Commission requested a modification to the original request. Mr. Williams noted that without a partial abandonment the property could not be divided. The new proposal will be to leave a 20-foot easement.

2-AB-2006

Novak Residence

Ms. Galav noted the item would be removed indefinitely from the agenda.

2-TA-2006 & 6-TA-2006

Ms. Galav noted these items were amendments to the ESL area.

25-ZN-2005

Earl Drive Condominiums

Ms. Galav noted this was a rezoning from highway commercial to downtown office/residential.

46-ZN-1990#17

Ms. Galav noted this item would be moved to the July 12 agenda.

5. **ADJOURNMENT**

With no further business to discuss, the study session adjourned at 4:42 p.m.

Respectfully submitted,
A/V Tronics, Inc.